

CITY OF VANCOUVERSPECIAL COUNCIL - MAY 10, 1977ADJOURNED PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 10, 1977, at approximately 4:15 p.m., in the Council Chamber, City Hall, for the purpose of holding an Adjourned Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
 Aldermen Bellamy, Brown, Ford, Gerard,
 Harcourt, Kennedy, Marzari,
 Puil and Rankin

ABSENT: Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

1. Rezoning - S/E Corner of S.W.
 Marine Drive and Ash Street

Council on April 21, 1977, at the request of the applicant, Mr. M.E. Hardisty, adjourned the above application until this date to give the applicant an opportunity of meeting with residents in the area.

The application is to rezone Lot A, Plan 4690, Block 7, D.L. 311 being the south-east corner of S.W. Marine Drive and Ash Street

From: (RT-2) Two Family Dwelling District

To: (CD-1) Comprehensive Development District and
 (M-1) Industrial District (Light)

(a) The northerly 214 feet ± fronting along S.W. Marine Drive with a depth along the westerly property line abutting Ash Street of 228 feet ± is proposed to be rezoned to (CD-1) Comprehensive Development District. The CD-1 By-Law will restrict the form of development as follows:

Uses:

- Restaurant (excluding Drive-In);
- Building or use which is customarily accessory to the above principal buildings or uses;

subject to such conditions as Council may by resolution prescribe

Every use shall be conducted wholly within a completely enclosed building except for parking and loading facilities.

Height:

The height of any building shall not exceed 22 feet.

F.S.R.:

The floor space ratio shall in no case exceed 0.20.

Off-Street Parking
 and Loading:

Off-street parking and loading spaces shall be provided and maintained as required by and in accordance with the provisions of Sections 12 and 13 of By-Law No. 3575.

And subject to the following conditions:

- i) The site (Lot A, Plan 4690, Block 7, D.L. 311) be first subdivided into the south 118.9 feet and the remainder and that the owner dedicate to the City the required lands for a lane as determined by the City Engineer and that these be so registered in the Land Registry Office.

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Rezoning - S/E Corner of S.W. Marine
Drive and Ash Street (cont'd)

- ii) The detailed scheme of development in a Development Permit Application shall first be approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the quality of the overall design, the provision and maintenance of landscaping, traffic circulation, ingress and egress, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment and provision and maintenance of pollution control equipment.
- iii) Crossing and lane turnaround, if necessary, to be to the satisfaction of the City Engineer.

Should the above conditions not be complied with by the owners within 180 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

- (b) The southerly 118 feet ± fronting along Ash Street and Cambie Street (double-fronting lot) with a depth of 352 feet ± is proposed to be rezoned to (M-1) Industrial District (Light).

Subject to the following conditions:

- i) The site (Lot A, Plan 4690, Block 7, D.L. 311) be first subdivided into the south 118.9 feet and the remainder, and that the owner dedicate to the City the required lands for lane as determined by the City Engineer and that these be so registered in the Land Registry Office.
- ii) The detailed scheme of development in a Development Permit Application be first approved by the Director of Planning after advice from the Urban Design Panel, having particular regard to the surrounding residential development.
- iii) Crossing and lane turnaround, if necessary, to be to the satisfaction of the City Engineer.

Should the above conditions not be complied with by the owners within one year from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

- (c) Any consequential amendments.

- (d) Amend the Sign By-Law No. 4810 to establish sign regulations for the newly established CD-1 By-Law.

The Director of Planning recommended approval of the application.

Council was informed that notification had been given and a confirming letter dated May 10, 1977, has been received from Mr. J.B. Baker on behalf of the applicant withdrawing the application.

There was no one present who wished to make a presentation on the application.

After giving consideration to the letter received and having regard to the above-mentioned application, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,

THAT the application by Mr. M.E. Hardisty, as described above, be not approved.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 4:25 p.m.

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The foregoing are Minutes of the Adjourned Public Hearing
of May 10, 1977, adopted on May 24, 1977.

H. L. Murch
MAYOR

K. D. Miller
CITY CLERK